



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals

From: Brookline Planning Board

Date: February 22, 2018

Subject: Convert existing three-family dwelling into a four-family dwelling through renovation of the basement

Location: 10 Fuller Street

Atlas Sheet: 15	Case #: 2017-0047
Block: 77	Zoning: M-1.5
Lot: 21	Lot Area (s.f.): 3,864

Board of Appeals Hearing: **March 8, 2018 at 7:00 pm**

BACKGROUND

February 8, 2018: The Planning Board heard this case and raised concerns about the large increase in FAR necessitating a variance. The Board discussed options for the applicant to offer a benefit to the Town such as an affordable unit. They also requested that additional trash space and storage be added, the roof deck be shrunk and trash barrels be removed from the front yard.

SITE AND NEIGHBORHOOD

10 Fuller Street is a three-family row house located between Winchester Street and Centre Street. The structure was built in 1900 and consists of three units, one on each floor, and an unfinished basement. The building currently has no parking. The neighborhood consists mostly of similar style row houses and multi-unit buildings. The abutting buildings contain six and nine units. Across the street is a townhouse complex managed by Senior Hebrew Life. The property is located close to the Coolidge Corner business district.

APPLICANT'S PROPOSAL

The applicant, Aura on Fuller, LLC, proposes to convert the existing basement into an additional dwelling unit, for a total of four units. Following the initial Planning Board meeting, the applicant has chosen to reduce the size of the proposed new unit. The new unit will contain 1,490 square feet with two bedrooms, and one and a half baths. The prior proposal was 2,352 square feet with three bedrooms, a den and two and a half baths. The remaining floor space at the garden level space will now be a larger common shared trash/recycling room and storage area. The basement/street level is currently about 70% above grade and the proposed conversion will require minimal exterior modification, although new windows will be installed. The applicant will provide one off-site parking space for this unit in Coolidge Corner through a long-term lease agreement. A roof deck will also be added for the exclusive use of Unit 3 which has been reduced in size with 450 square feet added as a landscape roof garden.

FINDINGS

Section 5.05 – Conversions

In the case of a conversion ... in an F or M district, the structure shall conform to all dimensional requirements specified in 5.01. However, the Board of Appeals may waive by special permit any of said dimensional requirements, provided that no previously existing nonconformity to such requirements is increased and provided that all other requirements are met.

Section 5.09.2.d – Design Review

Exterior alterations associated with multiple dwellings with four or more units on the premises require a **special permit** subject to design review standards listed under **Section 5.09.4 (a-m)**. The most relevant design review sections are described below:

- c. **Relation of Buildings to the Form of the Streetscape and Neighborhood** – The existing basement is approximately 70% above grade with front windows that face Fuller Street. There will be minimal exterior modifications that will not impact the relation of the building to the street. There are similar basement conditions along this entire block.
- e. **Circulation**
The proposal will not add any additional vehicle traffic to the site or neighborhood. One off-site parking space will be provided.

Section 5.20 – Floor Area Ratio

M-1.5	Allowed	Existing	Proposed	Relief
FAR (%)	1.5 (100%)	1.8 (120%)	2.2 (146%)	Variance*
Gross Floor Area	5,796 sf	7,263 sf	8,753 sf	

** Relief under Deadrick does not apply to dwellings greater than two units*

Section 5.43 – Exceptions to Yard and Setback Requirements

Section 5.50 – Front Yard Requirements

Section 5.90 – Minimum Usable Open Space

Section 5.91 – Minimum Landscaped Open Space

M-1.5	Required	Existing	Proposed	Relief
Front-Yard Setback	18.5 feet	15 feet	15 feet	Special Permit*
Minimum Landscaped Open Space	10%	none	5%	Special Permit**
Minimum Usable Open Space	15%	none	3%	Special Permit**

** Under **Section 5.43**, the Board of Appeals may waive yard and/or setback requirements by special permit if counterbalancing amenity is provided.*

*** Special Permit available under **Section 5.05** as cited above*

Section 6.02, Paragraph 1 – Table of Off Street Parking Requirements

Parking	Required	Existing	Proposed	Relief
Off-Street Parking Spaces	8	0	1	Variance

Section 6.01.2.a – General Regulations Applying to Required Off-Street Parking Facilities

In F, M, L, or G Districts, when a structure is converted for one or more additional dwelling units and the conversion results in an increased parking requirement, parking requirements for the entire structure shall be provided in accordance with the requirements of **§6.02** and **§6.05**. However, the Board of Appeals by special permit under Article IX may waive not more than one-half the number of parking spaces required under **§6.02** and **§6.05**.

PLANNING STAFF ANALYSIS

The Planning staff recognizes that the creation of a basement unit will have minimal impact on the design of the building or streetscape. The unfinished basement space already exists and there will be only minor exterior modifications. The staff appreciates that the applicant incorporated feedback from the Planning Board's first meeting to add additional common trash and storage space, reducing the deck and adding a green roof and removing trash barrels from the front yard.

The staff remains concerned about setting a precedent allowing additional units in multi-family dwellings that are already at or above the allowable FAR. Because there are no FAR bonuses available for M districts and because Deadrick only applies to one- and two-family dwellings, the applicant requires a variance to add additional habitable space as well as for an exception to the parking requirements. If the increased density is allowed, the impact should be mitigated by having the unit be an affordable unit, thus increasing the affordable housing supply in Brookline, which is a stated goal cited in the Zoning By-Law. (See Brookline Zoning ByLaw, Art. I, Sec. 1.00 - Purpose and Interpretation.)

PLANNING BOARD RECOMMEDATION

The Planning Board supported the changes made in these revised plans. The Board commended the architect for incorporating the changes that the Board had suggested at the previous meeting including the additional trash and common storage, bike storage, removal of trash barrels from the front yard and large green roof area. The Board decided that it will not require that the new unit be a below market rate affordable unit, but recognized that by reducing the size of the unit substantially, the unit will be more affordable in comparison to larger market rate units in Coolidge Corner.

Therefore, should the Board of Appeals find that the statutory requirements for a variance are met, the Planning Board recommends approval of the site plan by Stephen Desroche, dated 9/13/2017 and floor plans and elevations by EMBARC Studios dated 2/13/2018, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the Applicant shall submit a final site plan, floor plans, and elevations, subject to review and approval by the Assistant Director for Regulatory Planning.**
- 2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan including all counterbalancing amenities, subject to review and Approval by the Assistant Director for Regulatory Planning.**
- 3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered engineer or land surveyor, 2) final floor plans and elevations, stamped and signed by a registered architect, and 3) evidence that the Board of Appeals decision has been recorded at the registry of Deeds.**

knm



February 13, 2018

RE: Changes to proposed design per Planning Board meeting 02.08.18

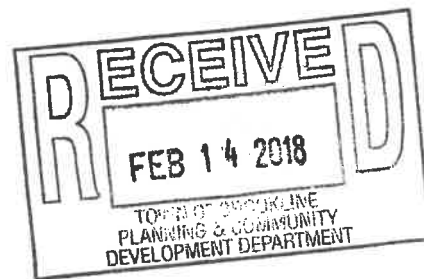
Project: 10 Fuller Street, Brookline MA

Planning Board Commission:

The attached plans show the following revisions:

- Garden level unit reduced from a 2,352 SF unit to 1,342 SF (plus 148 SF for egress, total 1,490 SF which is an 862 SF reduction.
- Added 830 SF of Common Building Area for dedicated Trash and Recycling, and Bike and Storage room with two means of egress for access either to front or rear stair to Winchester Street via common passage way.
- Reduced roof deck from 700 SF down to 280 SF (420 SF reduction), by pulling back front railing by 20' (from 35' deep to 15' deep).
- Added 450 SF of landscape roof garden.
- Called out for landscape front yard and no trash receptacles.

Sincerely,



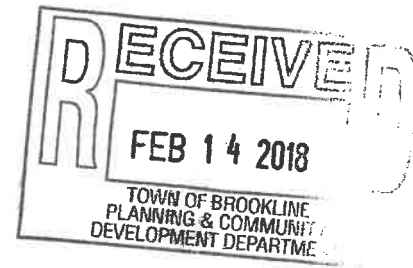
Dartagnan Brown | Architect | Principal | 617.780.6834

10 FULLER STREET

BROOKLINE, MA 02446

FEBRUARY 13, 2018

ISSUED FOR CONSTRUCTION



ARCHITECT
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AURA PROPERTIES
49 COOLIDGE STREET,
BROOKLINE MA

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/ DISABILITIES ACT
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AV	AUDIO VISUAL
BLDG.	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
CAB.	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
EL.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM	HOLLOW METAL
MAX.	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL ELECTRICAL PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL.	STAINLESS STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
T.O.	TOP OF
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS

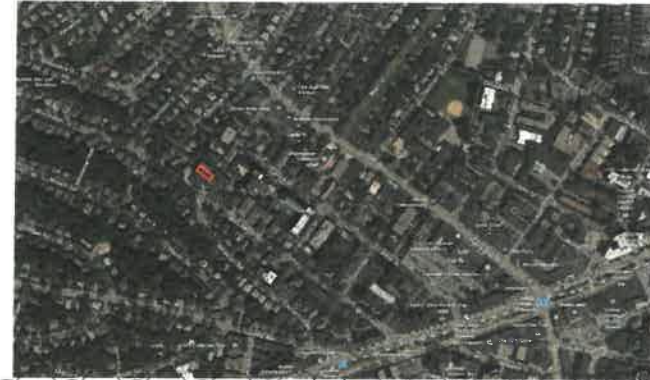
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	REFERENCE NUMBER DETAIL DRAWING SHEET
	REFERENCE NUMBER DRAWING DRAWING SHEET
	REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET
	REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET
	NORTH ARROW
	WINDOW TAG
	DOOR TAG
	WALL TYPE TAG
	APPLIANCE TAG
	REVISION TAG
	CENTER LINE

GENERAL REQUIREMENTS

- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCALS BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS.
- CONTRACTOR SHALL EXAMINE THE PREMISES AND SITE SO AS TO COMPARE THEM TO THE CONTRACT DRAWINGS AND WILL BE FAMILIAR WITH THE EXISTING CONDITIONS OF THE BUILDING AND ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID NUMBER. ALLOWANCES ARE TO BE MADE TO INCLUDE ALL ITEMS OF WORK INCLUDING BOTH LABOR OR MATERIALS FOR ALL NOTED, DETAILS, OR IMPLIED ITEMS REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS AND SPECIFICATIONS.
- ALL SUBCONTRACTORS SHALL INSPECT THE SITE AND CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE GENERAL CONTRACTOR WHO WILL CONVEY THESE TO THE ARCHITECT PRIOR TO SUBMITTING A BID AND PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OR PERSON DIRECTLY OR INDIRECTLY EMPLOYED BY THEM.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING THE SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL CONFORM TO ALL NEIGHBORHOOD ASSOCIATION RULES AND GUIDELINES.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD TIME ITEMS AND OF APPROXIMATE DELIVERY DATES.
- ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED, AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
- IF ERRORS OR OMISSIONS ARE FOUND IN THE CONTRACT DOCUMENTS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
- WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
- ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY. DIMENSIONS ARE NOT TO BE SCALED OFF OF THE DRAWINGS.
- THESE NOTES ARE TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED THAT ARE APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE INDIVIDUAL SUBSECTIONS OF CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- PROVIDE WEATHERSTRIPPING AT ALL DOORS LEADING FROM HEATED TO UNHEATED AREAS. PROVIDE VINYL BEAD TYPE WEATHERSTRIPPING AT THESE DOORS AND WINDOWS. ALL SIDES OF NEW DOORS ARE TO BE WEATHERSTRIPPED INCLUDING THE THRESHOLD.
- CAULK AND SEAL OPENINGS IN BUILDING EXTERIOR TO A THICKNESS OF 1/8" OR GREATER TO PREVENT AIR INFILTRATION.
- ALL WINDOWS ARE TO BE OPERABLE FOR CLEANING UNLESS OTHERWISE NOTED.
- ALL GYPSUM BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED.
- STRUCTURAL WOOD MEMBERS ADJACENT TO CONCRETE ARE TO BE PRESSURE TREATED DOUGLAS FIR.

DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE (IBC) 2009, THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009, AND THE MASSACHUSETTS BUILDING CODE 2009 AMENDMENTS. CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE SECTIONS.

VICINITY MAP



PROJECT DATA

CONVERSION OF AN EXISTING 3-FAMILY RESIDENTIAL BUILDING TO A 4-FAMILY RESIDENTIAL BUILDING THROUGH THE RENOVATION OF THE BASEMENT LEVEL INTO A DWELLING UNIT. ADDITION OF ROOF DECK FOR UNIT 3.

GSF BREAKOUT

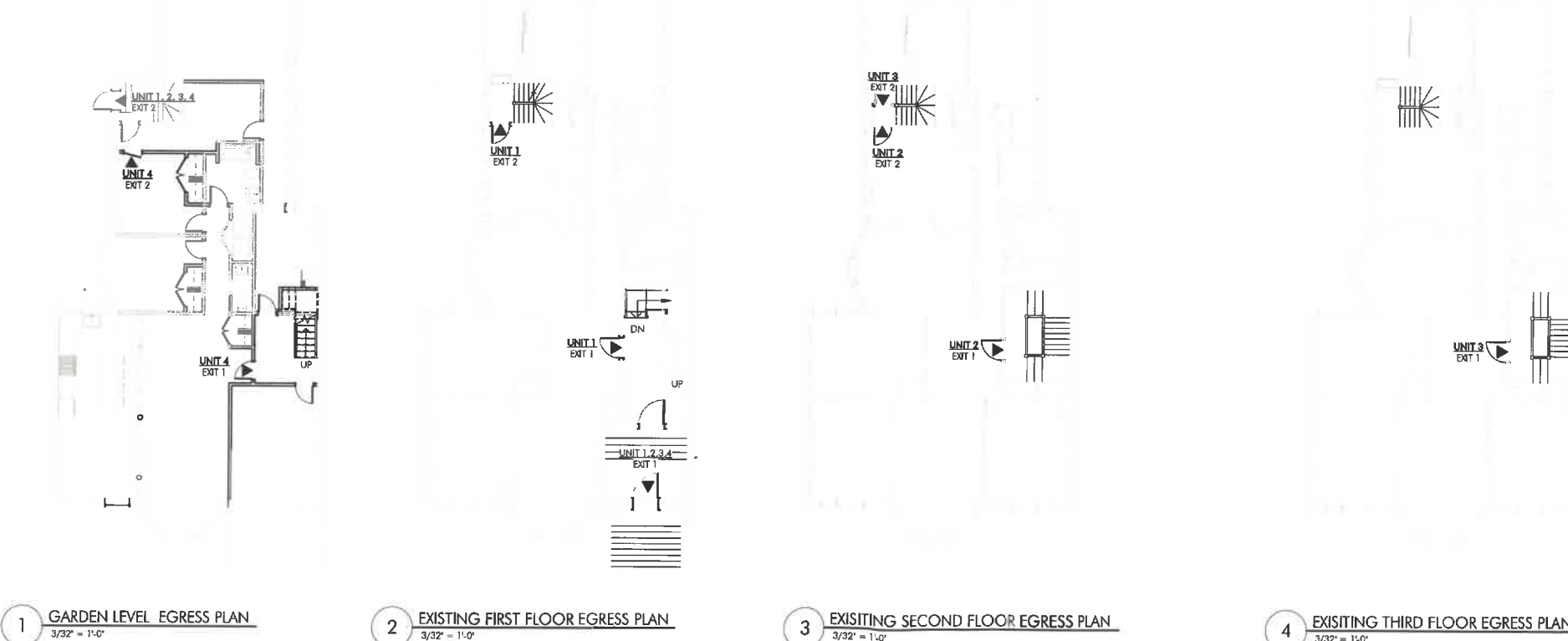
FLOOR	EXISTING	PROPOSED
GARDEN LEVEL	0	1,490
FIRST FLOOR	2,421	2,421
SECOND FLOOR	2,421	2,421
THIRD FLOOR	2,421	2,421
TOTAL (GSF)	7,263 SF	8,753 SF

ZONING REVIEW

DISTRICT: M-1.5
SUBDISTRICT: COOLIDGE CORNER DESIGN OVERLAY

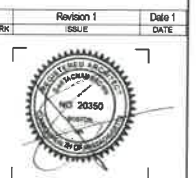
	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	4,000 SF	NO CHANGE
LOT WIDTH	40'	40'	NO CHANGE
F.A.R.	1.5 (7,500 SF)	1.82 (7,263 SF)	2.19 (8,753 SF)
HEIGHT			
-STORIES	4	3	NO CHANGE
-FEET	50'	35'	NO CHANGE
-SETBACKS			
-FRONT	18'-6"		NO CHANGE
-SIDE	22'-6"		NO CHANGE
-REAR	30'		NO CHANGE
USEABLE OPEN SPACE	15% OF GSF	0	280 GSF

EGRESS PLANS



10 FULLER STREET
BROOKLINE, MA 02446

ISSUED FOR CONSTRUCTION



DRAWING INFORMATION

ISSUE: ISSUED FOR CONSTRUCTION

DATE: FEBRUARY 13, 2018

PROJECT # 17064

SCALE: As indicated

DRAWING TITLE

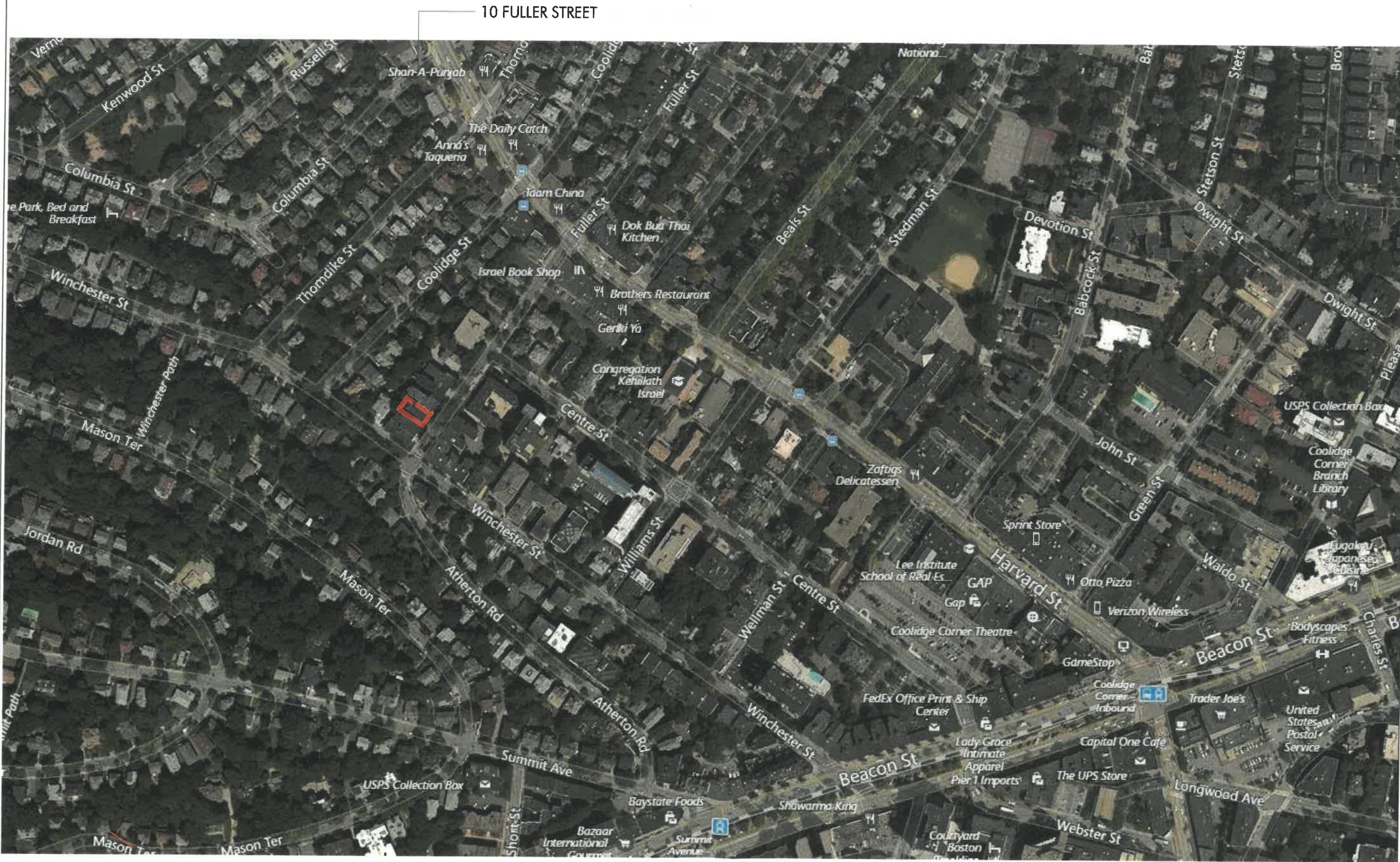
COVER

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C:\Users\danagha\Documents\17064_10 FULLER STREET.dwg
2/13/2018 1:24:08 PM Author



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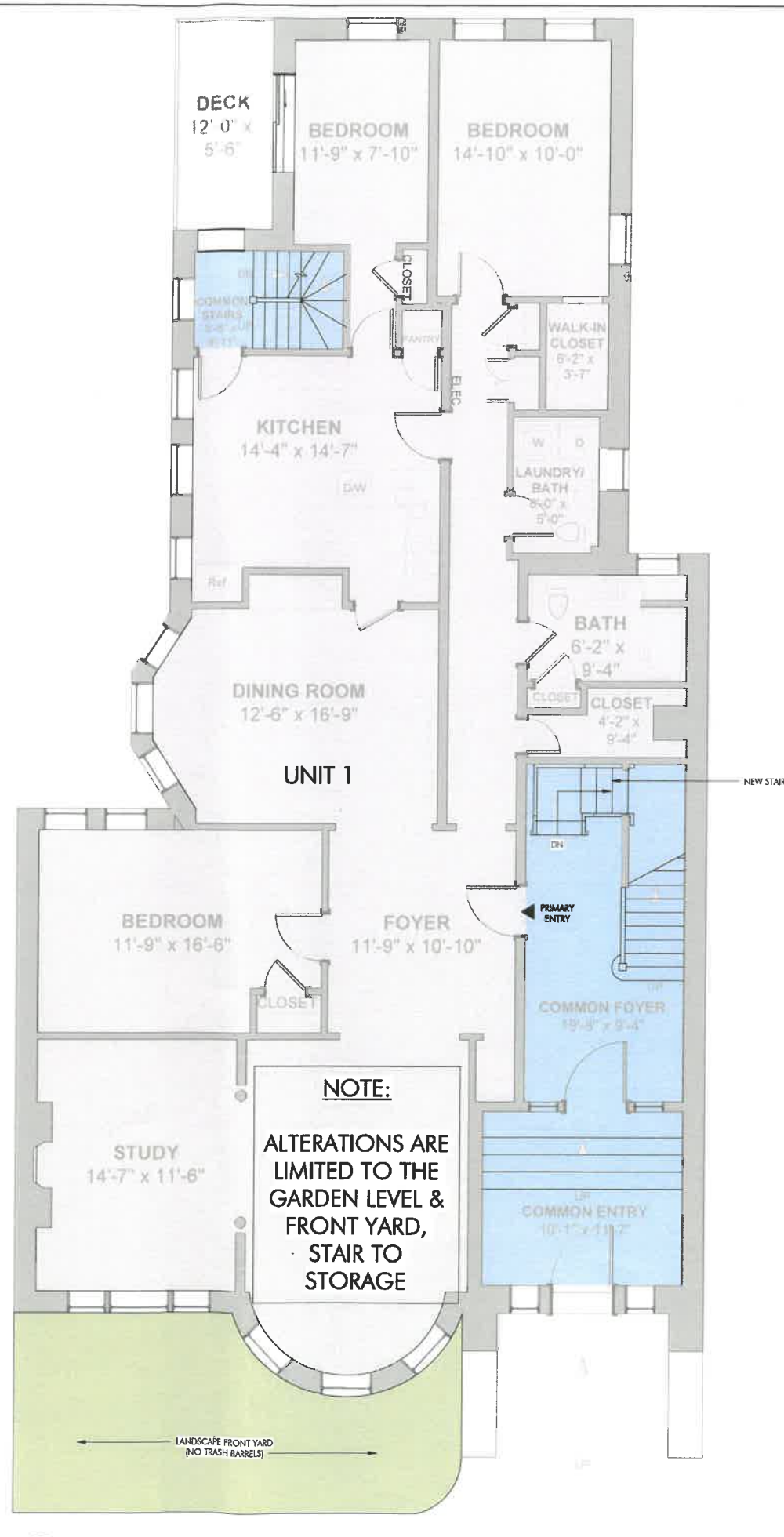
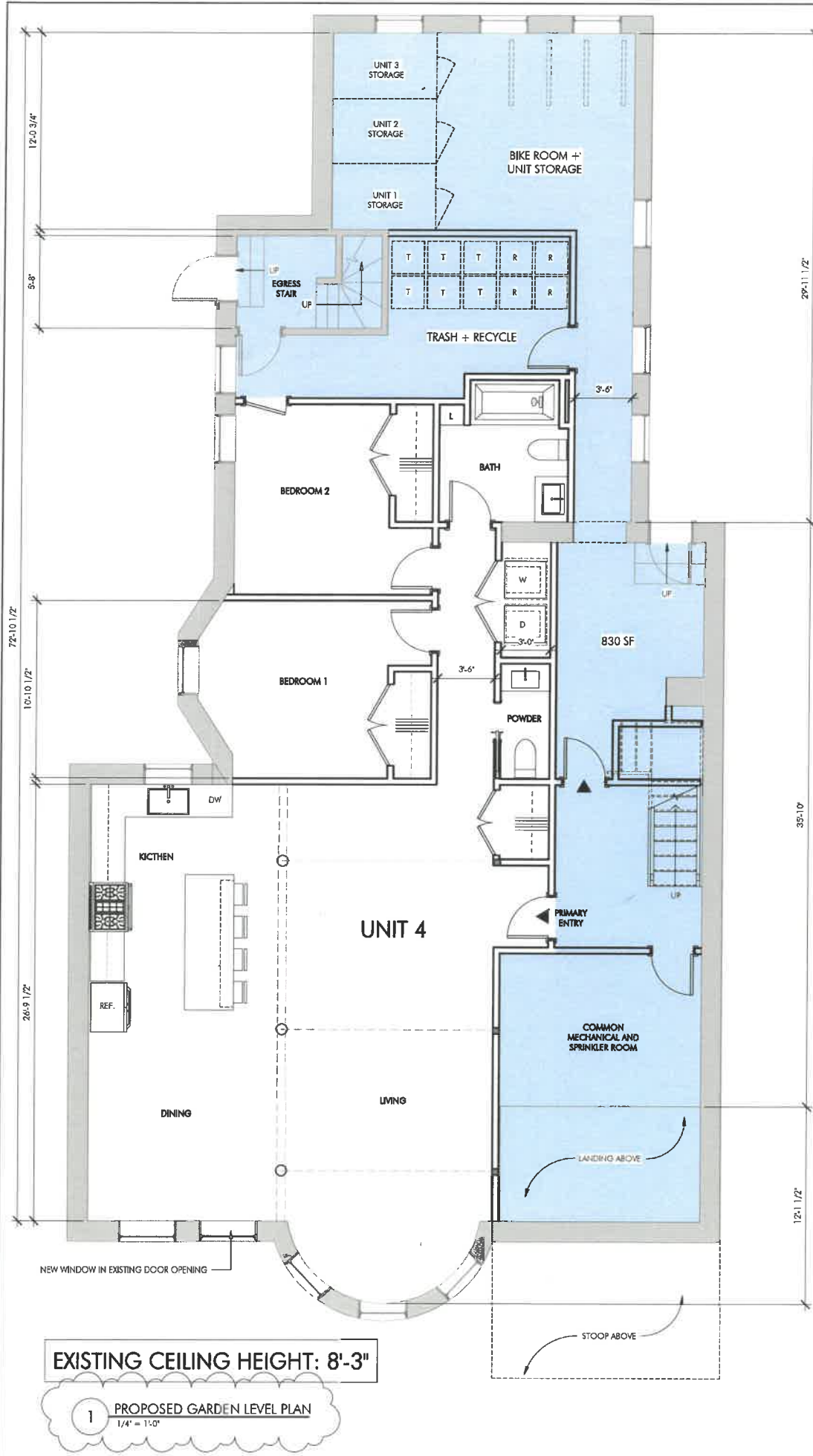
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PROJECT # 17054
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PHOTOS

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GENERAL NOTES

1. WHEN SPECIFIC FEATURES OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS.
2. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF THE DRAWINGS.
3. ALL INTERIOR DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
4. ALL GYPSUM BOARD SURFACES ARE TO BE 5/8" THICK UNLESS OTHERWISE NOTED.
5. ALL GYPSUM AND PLASTER FINISHES SHOULD BE SMOOTH, CONTINUOUS, FREE OF IMPERFECTIONS, AND HAVE NO VISIBLE JOINTS.
6. PROVIDE GAS, WATER SPOUT, OUTLET, AND LIGHTING AT ROOF DECKS; FOR LOCATIONS, SEE FLOOR PLANS AND REFLECTED CEILING PLANS.
7. ALL CLOSETS SHALL HAVE SHELF AND POLE OR SHELVES AS REQUIRED, UNLESS OTHERWISE NOTED.
8. ALL REQUIRED LIFE SAFETY DEVICES, INCLUDING SMOKE & CARBON MONOXIDE DETECTORS, SHALL BE INSTALLED BY THE CONTRACTOR IN COMPLIANCE WITH THE 2009 INTERNATIONAL BUILDING CODE.

PLAN NOTES

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF EXISTING BRICK TO FINISH FACE OF G.W.B. OR FROM FINISH FACE OF G.W.B. TO FINISH FACE OF G.W.B.
 2. ALL DOORS ARE 84" TALL UNLESS OTHERWISE NOTED.
- ALL LIVING, DINING AND KITCHENS TO HAVE AB-509 CROWN MOLDING, 4 1/2" AB-129 CASING, AND 1 1/8" WOOD WITH 2 3/4" BASE CAP
- ALL BEDROOMS TO HAVE AB-402 CROWN MOLDING 3 1/2" AB-102 CASING, AND 1 1/8" WOOD WITH 7/8" BASE CAP

MECHANICAL | SECURITY NOTES

1. PROVIDE 5.1 AUDIO WIRING FOR LIVING ROOM AND MASTER BEDROOMS; FOR NUMBER AND LOCATION, SEE REFLECTED CEILING PLANS.
2. PROVIDE NEST LEARNING THERMOSTAT AT EACH UNIT. (ZONING PER FLOOR LEVEL IN DUPLEX UNITS)
3. HEATING AND AIR CONDITIONING IS TO BE PROVIDED BY HIGH VELOCITY FORCED AIR SPACE PAK HIGH VELOCITY AIR CONDITIONING SYSTEMS WITH HYDRONIC HEATING.
4. HOT WATER IS TO BE PROVIDED BY A HIGH EFFICIENCY NATURE MODULATING CONDENSING COMBINATION HEATING AND HOT WATER SYSTEM OR EQUAL.
5. HARD WIRED SECURITY SYSTEM SHALL BE PROVIDED AT EACH UNIT; CONTACTS SHALL BE PLACED AT EXTERIOR DOORS AND WINDOWS WITH ONE MOTION DETECTOR PER UNIT.

ELECTRICAL NOTES

1. ELECTRICAL SERVICE POWER IS TO BE EVALUATED FOR MEETING LIGHTING DESIGN AND EQUIPMENT REQUIREMENTS. PROPER POWER LEVEL SHALL BE PROVIDED.
2. ALL NEW ELECTRICAL ITEMS ARE TO BE U.L. RATED.
3. ALL ELECTRICAL PANELS ARE TO BE RECESSED INTO A WALL WITH A MINIMUM 6" STUD DIMENSION. REVIEW FINAL LOCATION WITH ARCHITECT AND OWNER.
4. ALL DISTRIBUTION PANELS ARE TO BE NEW.
5. LIVING AREAS, DINING AREAS, AND ALL BEDROOM ARE TO RECEIVE 3-WIRE JUNCTION BOXES.
6. PROVIDE INTERCOM AND REMOTE ENTRY DOOR ACCESS BY HOUSING DEVICES, INC. OR APPROVED EQUAL.
7. PROVIDE ELECTRIC HEAT MATS BY NUHEAT OR EQUAL AT ALL BATHROOMS.
8. ALL CLOSET LIGHTING IS TO BE FLUORESCENT OR HIGH EFFICIENCY LIGHTING.
9. OUTLETS IN BATHROOMS SHALL HAVE GROUND FAULT INTERCEPTORS.
10. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCE OF POWER FROM BUILDING WIRING WITH BATTERY BACK-UP.
11. ALL DIMENSIONS FOR THE FOLLOWING ITEMS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED:
A. MOUNT ALL OUTLETS, PHONE JACKS, AND TELEVISION CABLE JACKS VERTICALLY AT 18" TO CENTERLINE ABOVE THE FINISH FLOOR UNLESS OTHERWISE NOTED. WHERE BASE AND TRIM IS LARGER THAN 9 1/2" TALL PROVIDE 6" CLEARANCE FROM BOTTOM OF PLATE TO TOP OF BASEBOARD TRIM.
B. MOUNT ALL SWITCHES AT 42" TO CENTERLINE ABOVE FINISH FLOOR UNLESS OTHERWISE NOTED.
C. VERTICALLY ALIGN SWITCHES AND OUTLETS WHERE POSSIBLE.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- AREA NOT IN CONTRACT
- GAS SPOUT
- WATER SPOUT
- WATERPROOF OUTLET
- TV LOCATION
- STRUCTURED VIDEO LOCATION
- THERMOSTAT LOCATION

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10 FULLER STREET
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1	Revision 1	Date 1
MARK	ISSUE	DATE



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ISSUE: ISSUED FOR CONSTRUCTION
DATE: FEBRUARY 13, 2018
PROJECT #: 17064
SCALE: 1/4" = 1'-0"

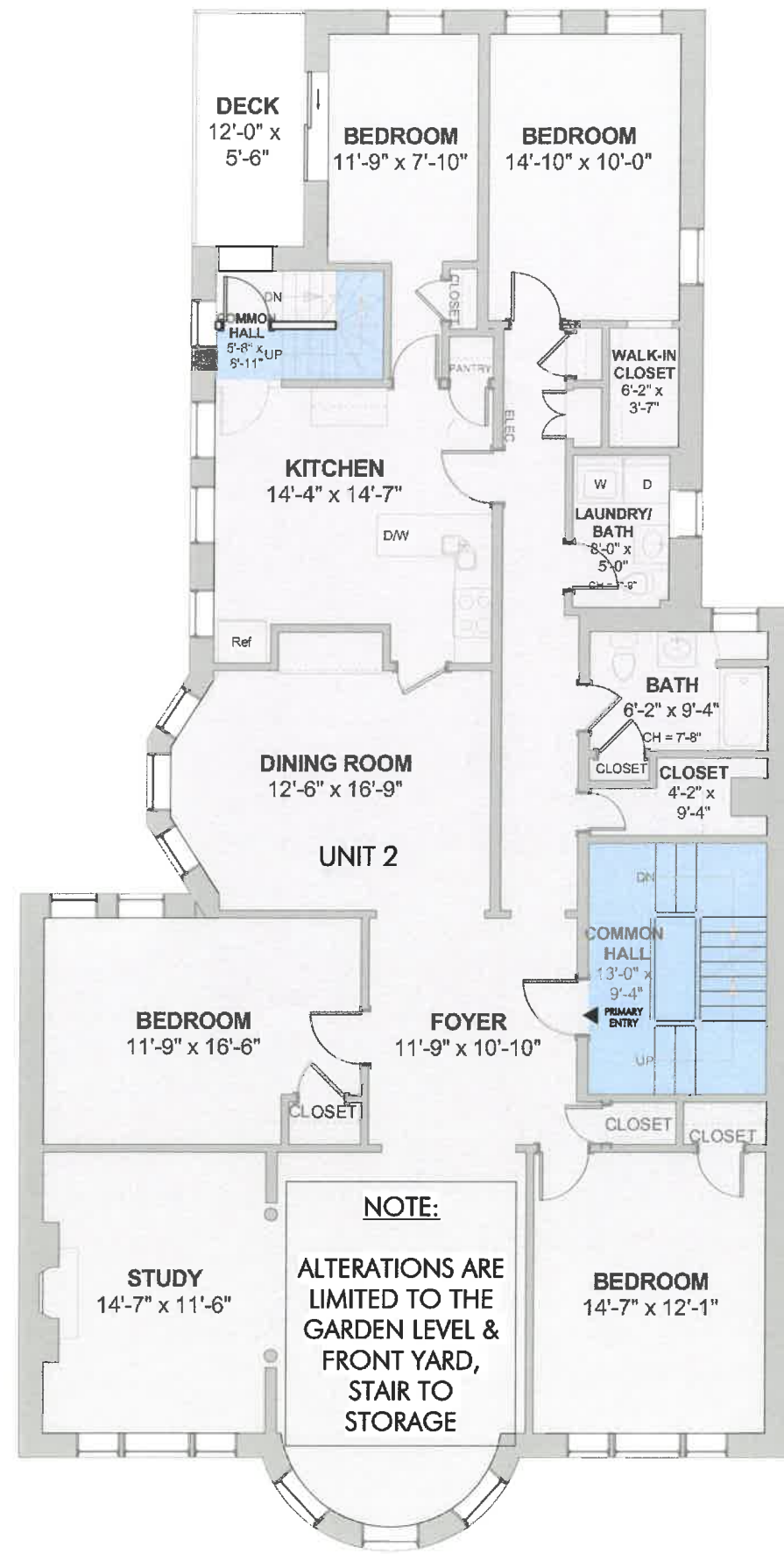
DRAWING TITLE

PROPOSED
FLOOR PLANS

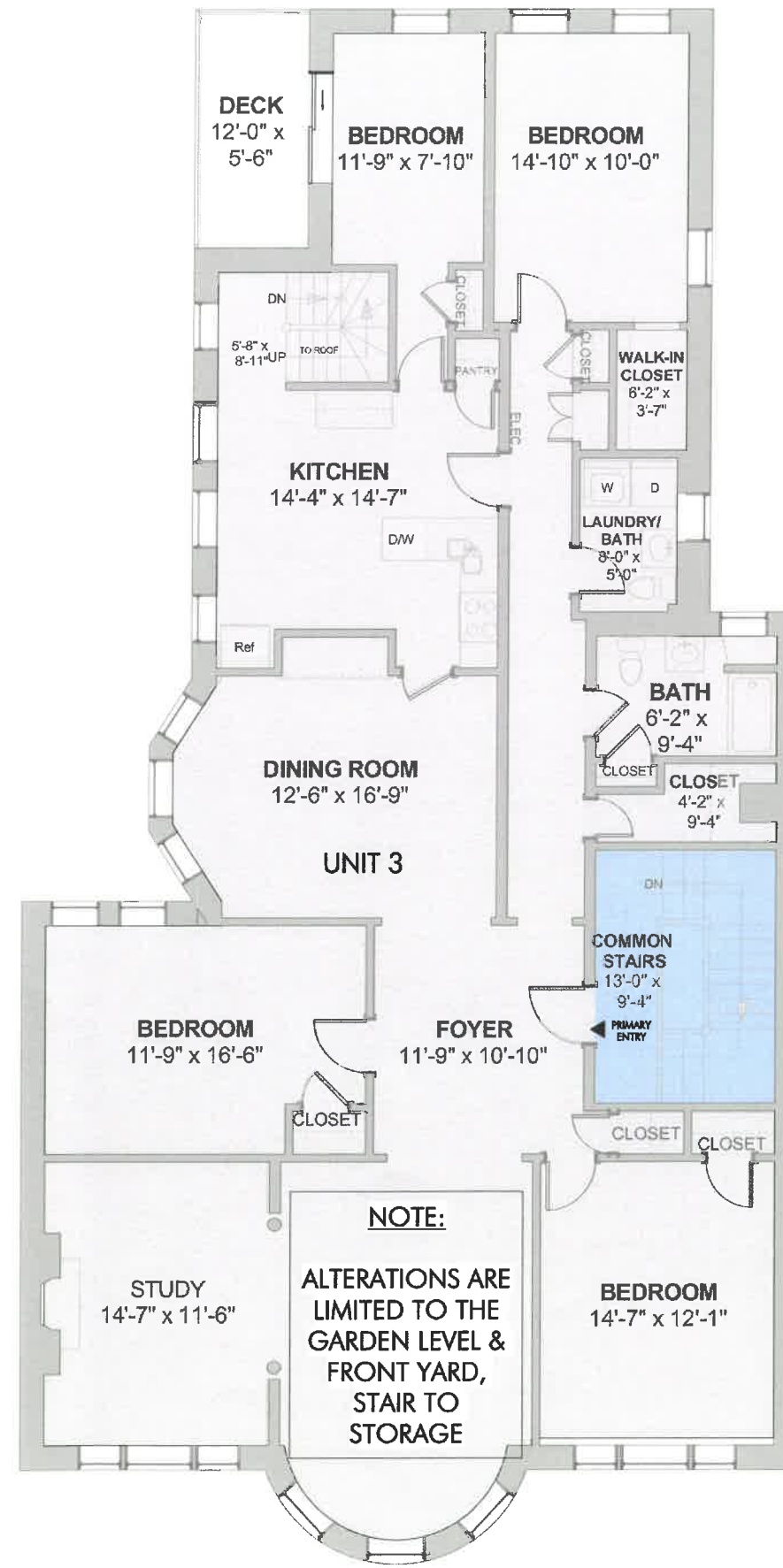
DRAWING NUMBER

A101

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1 SECOND FLOOR - EXISTING TO REMAIN
1/4" = 1'-0"

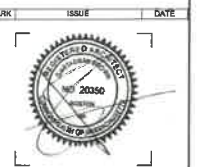


2 THIRD FLOOR - EXISTING TO REMAIN
1/4" = 1'-0"

ARCHITECT
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ARCHITECTURE DESIGN
60 K STREET, 3RD FLOOR
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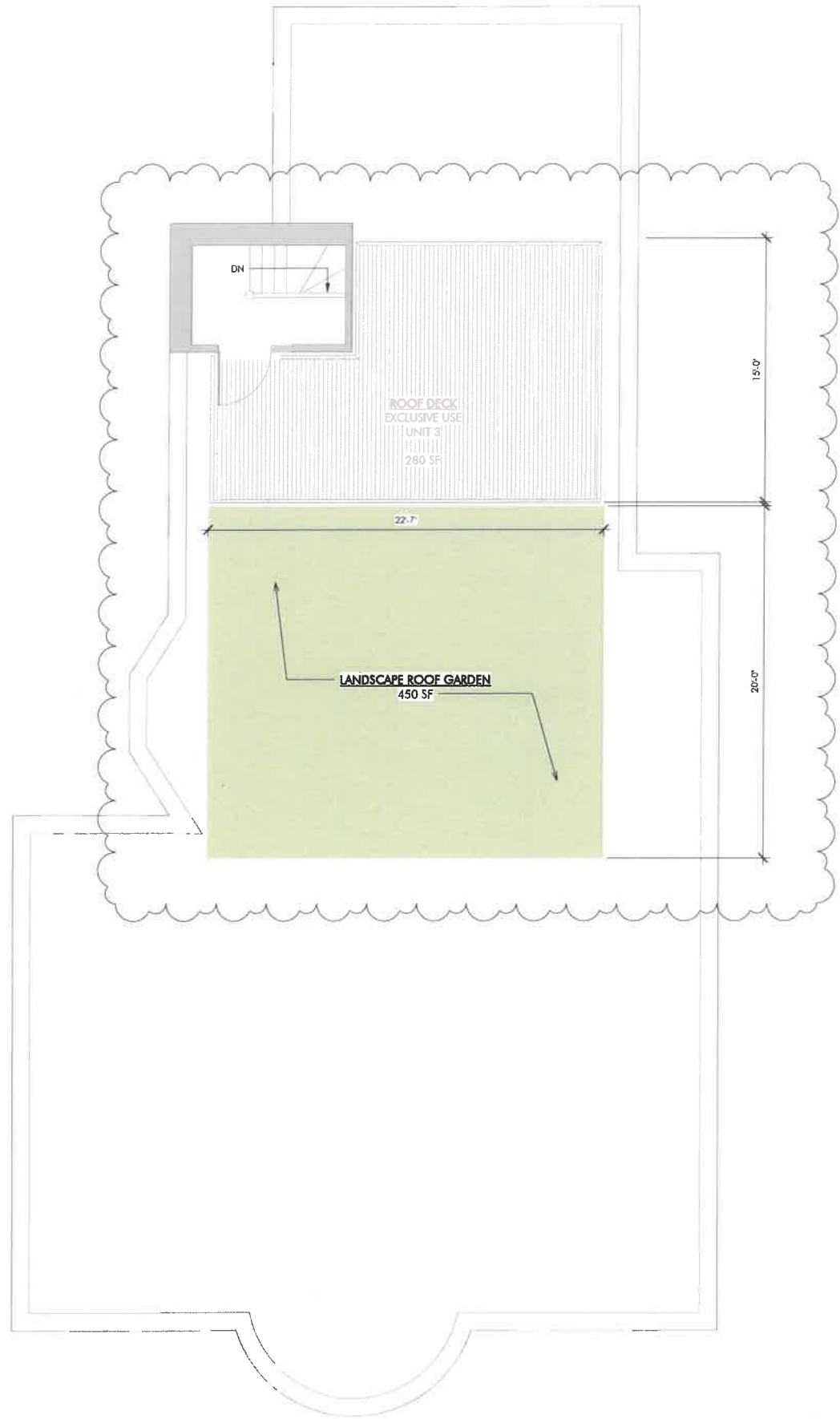
10 FULLER STREET
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SCALE: 1/4" = 1'-0"

DRAWING TITLE
EXISTING PLANS
TO REMAIN

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A102
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1 PROPOSED ROOF DECK
1/4" = 1'-0"

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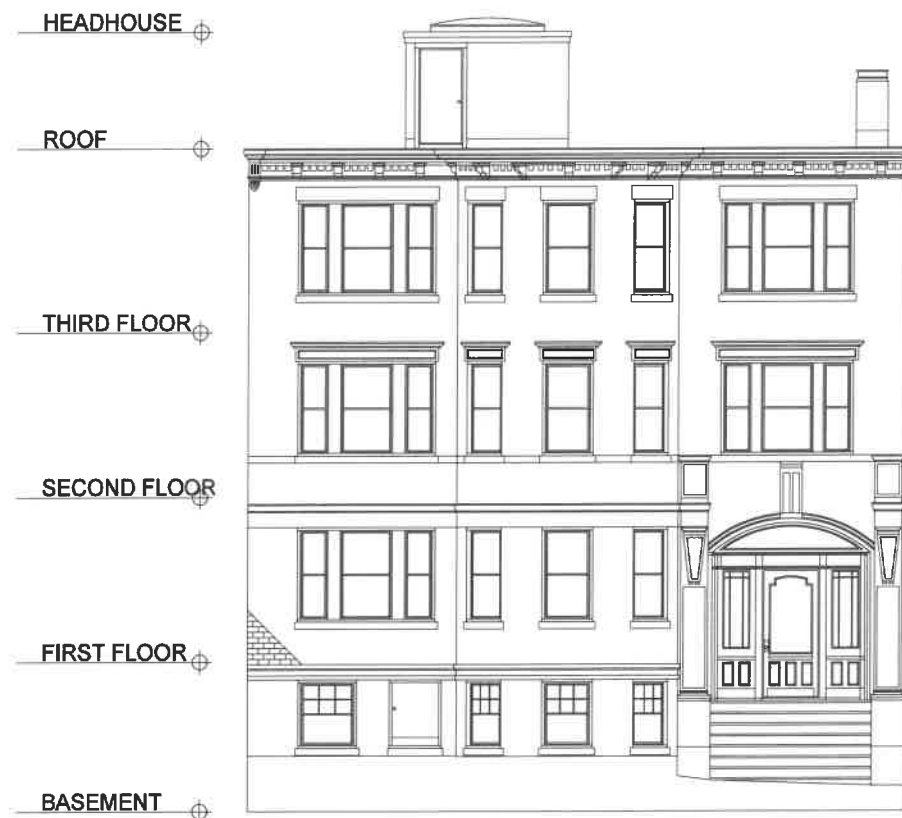
1	Revision 1	Date 1
MARK	ISSUE	DATE



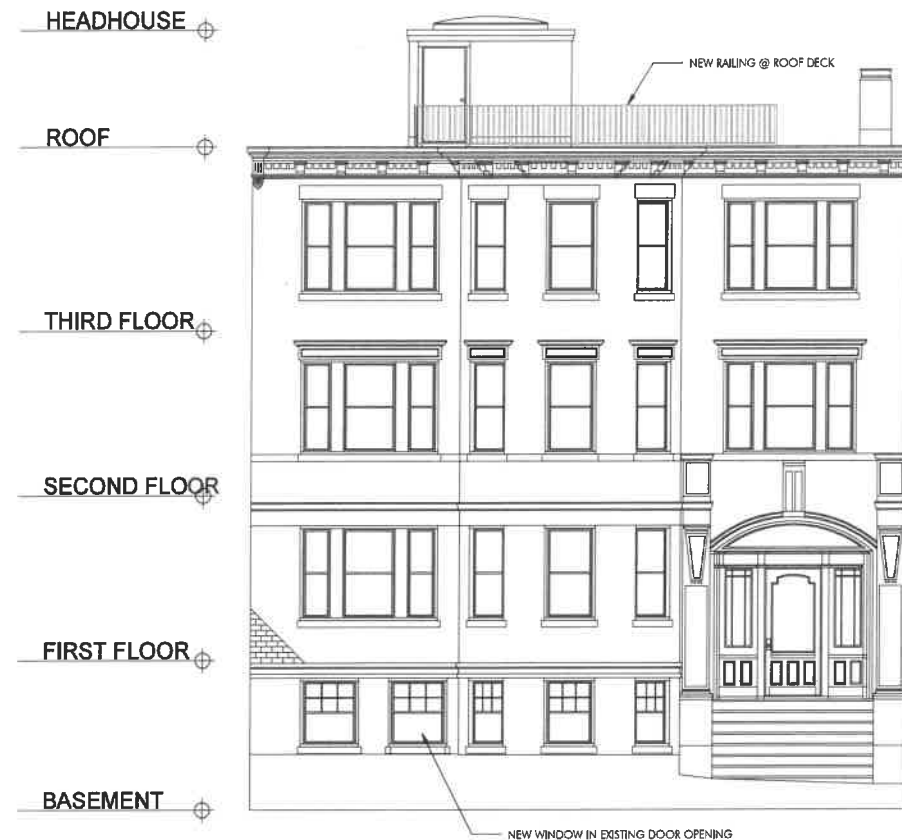
DRAWING INFORMATION
ISSUE: ISSUED FOR CONSTRUCTION
DATE: FEBRUARY 13, 2018
PROJECT #: 17064
SCALE: 1/4" = 1'-0"

DRAWING TITLE
PROPOSED
FLOOR PLANS

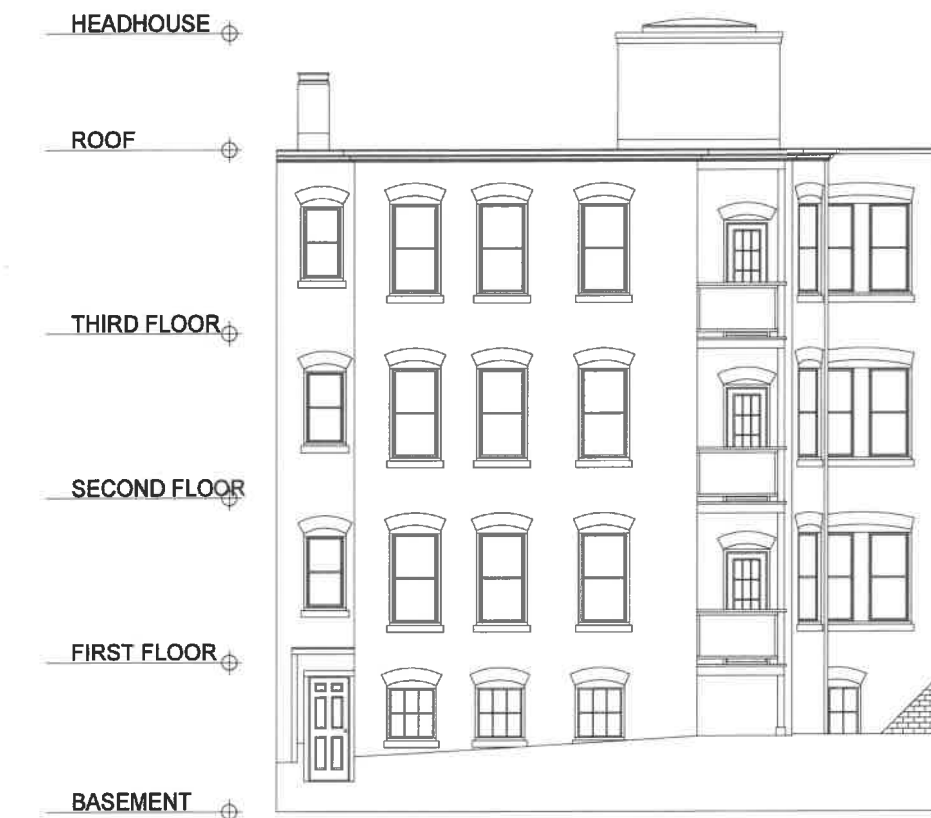
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1 EXISTING FRONT ELEVATION
3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION
3/16" = 1'-0"



3 EXISTING REAR ELEVATION
3/16" = 1'-0"



4 PROPOSED REAR ELEVATION
3/16" = 1'-0"

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DRAWING TITLE

BUILDING
ELEVATIONS

DRAWING NUMBER

A201

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HEADHOUSE

ROOF

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

BASEMENT

1 EXISTING LEFT ELEVATION
3/16" = 1'-0"

2 PROPOSED LEFT ELEVATION
3/16" = 1'-0"

HEADHOUSE

ROOF

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

BASEMENT

3 EXISTING RIGHT ELEVATION
3/16" = 1'-0"

4 PROPOSED RIGHT ELEVATION
3/16" = 1'-0"

NEW RAILING @ ROOF DECK

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REVISIONS



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DRAWING TITLE
BUILDING
ELEVATIONS

DRAWING NUMBER

A202

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